



SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

**DECEMBER 10, 2019
10:30 A.M.**

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**ROSE-ANN FLYNN
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

WWW.FORTLAUDERDALE.GOV



CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 12, 2019
10:30 AM

Page 1

LIEN REDUCTION HEARING

CASE NO: CE17082614
CASE ADDR: 510 LONG ISLAND AVE
OWNER: W RANCH CORPORATION
PRESENTER: MORGAN DUNN

Total Lien Amount: \$19,050.00
Admin. Costs: \$304.00
Appl Offer: \$1,000.00
City Request: \$2,500.00

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
PERMIT 16121872 (150A SERVICE CHG)

FBC(2014) 110.1
CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL
REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES
UNTIL APPROVED.

Mailed First Class
November 22, 2019

CASE NO: CE18100785
CASE ADDR: 709 SE 22 ST
OWNER: HASSINGER, AARON
PRESENTER: MORGAN DUNN

Total Lien Amount: \$6,250.00
Admin. Costs: \$258.00
Appl Offer: \$1.00
City Request: \$6,250.00

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
17010477 BALTR1M INTERIOR RENOVATIONS AND R AND R WINDOWS.

Mailed First Class
November 22, 2019

CASE NO: CE17121272
CASE ADDR: 1616 SE 2 CT
OWNER: M&B HOME PROPERTY INVESTMENTS LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$13,850.00
Admin. Costs: \$258.00
Appl Offer: \$500.00
City Request: \$13,850.00

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
16031179 BPAVENGISF (ATF: PAVER DRIVEWAY AND
WALKWAY, 210-SQFT).

FBC(2014) 110.1
CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED.

Mailed First Class
November 25, 2019

CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 12, 2019
10:30 AM

Page 2

CASE NO: CE18040834
CASE ADDR: 340 LONG ISLAND AVE
OWNER: SRP SUB LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$15,600.00
Admin. Costs: \$580.00
Appl Offer: \$1,560.00
City Request: \$15,600.00

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE IN THE CARPORT AT THIS PROPERTY CONSISTING OF, BUT NOT LIMITED TO, BOXES, EQUIPMENT, AND OTHER MISC ITEMS. OUTDOOR STORAGE IS PROHIBITED IN THIS RESIDENTIAL AREA ZONED RS-6.7.

THE PROPERTY IN THIS CONDITION IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE ON THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO BRICKS AND/OR PAVERS, EQUIPMENT, AND OTHER MISC ITEMS. OUTDOOR STORAGE IS PROHIBITED IN THIS RESIDENTIAL AREA ZONED RS-6.7.

47-39.A.1.b.(7)(a)

THERE IS COMMERCIAL EQUIPMENT BEING PARKED AND/OR STORED AT THIS RESIDENTIAL PROPERTY ZONED RS-6.7.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Mailed First Class
November 22, 2019

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 12, 2019

10:30 AM

CASE NO: CE18111851
CASE ADDR: 717-719 SE 16 ST
OWNER: RAMADHAR LLC%FLORIDA PROF
PROPERTY MGMT INC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$21,300.00
Admin. Costs: \$902.00
Appl Offer: \$1,000.00
City Request: \$8,000.00

VIOLATIONS: 24-27. (b)
COMPLIED

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED. THERE ARE BROKEN WINDOWS IN SEVERAL APARTMENTS.

9-278 (g)

THERE ARE SEVERAL WINDOWS IN THIS APARTMENT COMPLEX WITHOUT
THE REQUIRED SCREENS.

18-12 (a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON
THIS PROPERTY AND SWALE AREA.

Mailed First Class
November 22, 2019

CASE NO: CE18100085
CASE ADDR: 830 NW 19 TER
OWNER: GILLERS IN TOWN LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$20,400.00
Admin. Costs: \$718.00
Appl Offer: \$600.00
City Request: \$3,000.00

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON
THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING
VIOLATION. PREVIOUS CASE IS CE17111538.

47-19.5.E.7.

THE FENCE ON THIS PROPERTY IS IN DISREPAIR.

Mailed First Class
November 22, 2019

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 12, 2019

10:30 AM

CASE NO: CE12120625
CASE ADDR: 942 NW 13 ST
OWNER: KRAVICH, JOE & RANT
MALMAZADA, SAMUEL
PRESENTER: MORGAN DUNN

Total Lien Amount: \$54,250.00
Admin. Costs: \$2,788.00
Appl Offer: \$1,000.00
City Request: \$5,000.00

VIOLATIONS: 9-308 (a)
THE ROOF IS NOT BEING MAINTAINED IN A SAFE, SECURE
AND WATERTIGHT CONDITION. THERE ARE MULTIPLE TILES ARE
MISSING, AND THE WEST SIDE OF THE ROOF IS COVERED WITH A
BLUE TARP.

9-308 (b)
THERE IS A BLUE TARP AT THE WEST SIDE COVERING THE
MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT
THIS LOCATION. THE TARP IS NOT A PERMANENT PART OF
THE BUILDING, OR A FUNCTIONAL ELEMENT OF ITS
MECHANICAL OR ELECTRICAL SYSTEM, AND IS NOT
PERMITTED.

**Mailed First Class
November 22, 2019**

CASE NO: CE18021868
CASE ADDR: 1049 W COMMERCIAL BLVD
OWNER: FAASSEN HOLDINGS FLA LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$96,750.00
Admin. Costs: \$1,114.00
Appl Offer: \$1,114.00
City Request: \$15,000.00

VIOLATIONS: 18-4 (c)
THERE ARE DERELICT VEHICLES PARKED/STORED ON THIS VACANT LOT/ON
THE PROPERTY.

47-21.9.M.
THIS UNDERDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND
OR LAWN COVER. THE EXPOSED SOIL IS CREATING DUST AND SOIL
EROSION.

47-34.1.A.1.
THE VACANT LOT IS BEING USED TO STORE VEHICLES. THIS PROPERTY
IS ZONED B-1 AND THIS IS CONSIDERED ILLEGAL LAND USE PER TABLE
47-6.11.

9-304 (B)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA OF THIS VACANT
LOT.

**Mailed First Class
November 22, 2019**

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 12, 2019

10:30 AM

CASE NO: CE19020647
CASE ADDR: 1465 NE 53 ST
OWNER: CARDOSO REALTY INVESTMENT 29 LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$23,500.00
Admin. Costs: \$258.00
Appl Offer: \$100.00
City Request: \$10,000.00

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Mailed First Class
November 22, 2019

CASE NO: CE17121354
CASE ADDR: 1621 NW 2 AV
OWNER: AHARON ZEGMAN LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$23,700.00
Admin. Costs: \$948.00
Appl Offer: \$2,300.00
City Request: \$3,248.00

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY ON THIS PROPERTY IS NOT
SURFACED WITH A HARD, DUSTLESS MATERIAL AND
MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED
CONDITION.

Mailed First Class
November 22, 2019

CASE NO: CE11121791
CASE ADDR: 2800 NE 30 ST
OWNER: WHITE, ROBERT L
PRESENTER: MORGAN DUNN

Total Lien Amount: \$458,250.00
Admin. Costs: \$166.00
Appl Offer: \$1,200.00
City Request: \$5,000.00

VIOLATIONS: FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED
BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING
SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY
COMPLIED WITH:

THE REQUIRED 40-YEAR BUILDING SAFETY INSPECTION REPORTS
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED
IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE
BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT
TO YOU.

Mailed First Class
November 22, 2019

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 12, 2019

10:30 AM

CASE NO: CE19020256
CASE ADDR: 3120 SW 21 ST
OWNER: CORTES, SANDRA P
PRESENTER: MORGAN DUNN

Total Lien Amount: \$3,900.00
Admin. Costs: \$580.00
Appl Offer: \$390.00
City Request: \$970.00

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, THE PORCH OR CARPORT AREA. THIS IS A NON-PERMITTED LAND USE IN THIS RS-6.85B ZONED RESIDENTIAL PROPERTY PER SEC. 47-24-7. THIS IS A RECURRING VIOLATION PER CASE CE18052417 WHEN THIS PROPERTY WAS CITED FOR THE SAME VIOLATION.

Mailed First Class
November 22, 2019

CASE NO: CE12120793
CASE ADDR: 880 SE 12 ST
OWNER: JOHNSON, BEVERLY A
PRESENTER: MORGAN DUNN

Total Lien Amount: \$456,600.00
Admin. Costs: \$442.00
Appl Offer: \$1,212.00
City Request: \$5,000.00

VIOLATIONS: NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE WITH NFPA 101:31.3.4.5.1.

NFPA 1:13.6.9.3.1.1.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

MO SEC. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

FL Admin Code 69A-60.0081

THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

Mailed First Class
November 26, 2019

CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 12, 2019
10:30 AM

Page 7

CASE NO: CE15072434
CASE ADDR: 17 S FTL BEACH BLVD
OWNER: THOR GALLERY AT BEACH PLACE LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$46,450.00
Admin. Costs: \$341.00
Appl Offer: \$9,878.00 in total
City Request: \$9,878.00

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
ELECTRICAL PERMIT #11061195 (1ST FL- ELECTRICAL
FOR INTERIOR REMODEL BP11061001)
BUILDING PERMIT #14030819 (CVS PHARMACY BACK WALL VINYL)
BUILDING PERMIT #12051927 (INSTALL WALL SIGN W/ELECTRIC)
PLUMBING PERMIT #11061193 (1ST FL- PLUMBING FOR
BATHROOM REMODEL BP11061001)
BUILDING PERMIT #11061001 (LOBBY AREA BATHROOM REMODEL ON 1ST
FLOOR)
MECHANICAL PERMIT #01081242 (NEW INSTALL 5 TON
"FAT TUESDAY'S RESTAURANT")
BUILDING PERMIT #02021901 (INSTALL (2) ILLUM.CHANNEL
LETTER WALL SIGNS)
ELECTRICAL PERMIT #02040645 (MOVE EXISTING LIGHT FIXTURES AND
SIGN FEED)
ELECTRICAL PERMIT #03030389 (1-2-3 FLOORS LOBBY FIRE DOORS ADD
SMOKE DETECTORS)
BUILDING PERMIT #03101989 (EMERGENCY EXIT ALTERATIONS)
PLUMBING PERMIT #06011300 (PLUMBING FOR DEMO)

FBC(2014) 110.6
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Mailed First Class
November 22, 2019

CITY OF FORT LAUDERDALE

Page 8

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 12, 2019

10:30 AM

CASE NO: CE14091511
CASE ADDR: 17 S FT LAUD BEACH BLVD # 216
OWNER: THOR GALLERY AT BEACH PLACE LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$52,300.00
Admin. Costs: \$212.00
Appl Offer: \$9,878.00 in total
City Request: \$9,878.00

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
ELECTRICAL PERMIT # 13042193
BUILDING PERMIT # 13042191

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Mailed First Class
November 22, 2019

CASE NO: CE12050764
CASE ADDR: 1132 NW 2 ST
OWNER: SWEET, LILIAN
PRESENTER: MORGAN DUNN

Total Lien Amount: \$154,000.00
Admin. Costs: \$350.00
Appl Offer: \$800.00
City Request: \$800.00

VIOLATIONS: NFPA 1:13.6.2
FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH
THE CODE.

NFPA 1:11.1.10

THERE IS/ARE MISSING ELECTRICAL COVER(S).

Mailed First Class
November 22, 2019

CITY OF FORT LAUDERDALE

Page 9

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 12, 2019

10:30 AM

CASE NO: CE14051458
CASE ADDR: 1132 NW 2 ST
OWNER: SWEET, LILIAN
PRESENTER: MORGAN DUNN

Total Lien Amount: \$32,000.00
Admin. Costs: \$755.00
Appl Offer: \$200.00
City Request: \$200.00

VIOLATIONS: 9-276(c) (3)

THE ENTIRE BUILDING IS INFESTED WITH RATS THAT ARE LIVING IN THE WALLS AND THE BUILDING IS INFESTED WITH ROACHES. THE ENTIRE BUILDING IS IN NEED OF EXTERMINATING.

9-278(g)

SOME OF THE WINDOWS HAVE MISSING WINDOW SCREENS AND ARE IN NEED OF INSTALLATION. ONE OF THE WINDOWS HAVE A METAL SCREEN TAPED TO IT AND IS IN NEED OF REPLACING.

9-280(b)

THE SOFFIT AREA IS IN DISREPAIR. THERE AREAS OF THE CONCRETE SOFFIT HAVE FALLEN APART. ALL WINDOW A/C UNITS ARE SEALED WITH CONCRETE AND ARE NOT UP TO CODE. THE WALLS ON THE BUILDING ARE CRACKED AND IN NEED OF REPAIR. THE SIDEWALK ON THE PROPERTY IS CRACKED AND IN NEED OF REPAIR. THE REAR DOOR STOPPER IN APT.4 IS LOOSE AND IN NEED OF REPLACING. AND THE KITCHEN CABINETS ARE IN DISREPAIR AND SOME ARE MISSING.

9-280(g)

THERE ARE BULB AND LIGHT FIXTURES THAT ARE IN DISREPAIR AND ARE IN NEED OF REPLACING ON THE EXTERIOR OF THE PROPERTY. THE KITCHEN LIGHTS IN APT. 3 DO NOT HAVE COVERS AND THERE ARE EXPOSED WIRES DUE TO MISSING SMOKE DETECTORS. THE A/C IN APT. 4 DOES NOT WORK.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHING OR BE RESURFACED.

9-308(a)

THERE IS EVIDENCE OF ROOF LEAKS ON THE BUILDING AND THE ROOF IS IN NEED OF REPAIR OR REPLACING.

Mailed First Class
November 22, 2019

CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM - CITY HALL
NOVEMBER 12, 2019
10:30 AM

Page 10

CASE NO: CE15060844
CASE ADDR: 803 NW 7 TER
OWNER: SUNRISE GATE LLC
PRESENTER: MORGAN DUNN

**REQUEST TO AMEND LIEN
REDUCTION ORDER FROM
JUNE 6, 2019**

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS
ON THIS PROPERTY.

18-4(c)
THERE ARE DERELICT VEHICLES PARKED AND/OR STORED
ON THIS PROPERTY AND ADJACENT RIGHT OF WAY.

47-18.4 E.
THERE ARE VEHICLE REPAIRS BEING CONDUCTED OUTSIDE
THE BUILDING.

47-20.10.A.
THERE IS TANDEM PARKING ON THIS INDUSTRIAL ZONE
PROPERTY.

47-20.20.D.
THERE IS MERCHANDISE AND EQUIPMENT STORED IN THE
PARKING FACILITIES OF THIS PROPERTY.

47-20.20.G.
THERE ARE VEHICLES STORED IN THE PARKING AREA,
WHICH ARE WAITING FOR SERVICE.

47-20.20.H.
PARKING LOT NOT MAINTAINED. THE PARKING AREA IS IN
DISREPAIR WITH POTHOLES AND NEEDS RESURFACING
AND RESTRIPIING.

9-306
THE EXTERIOR WALLS OF THIS BUILDING HAVE NOT BEEN
MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE
PAINT IS DIRTY, MISSING & PEELING
